

Local Market Update for December 2024

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

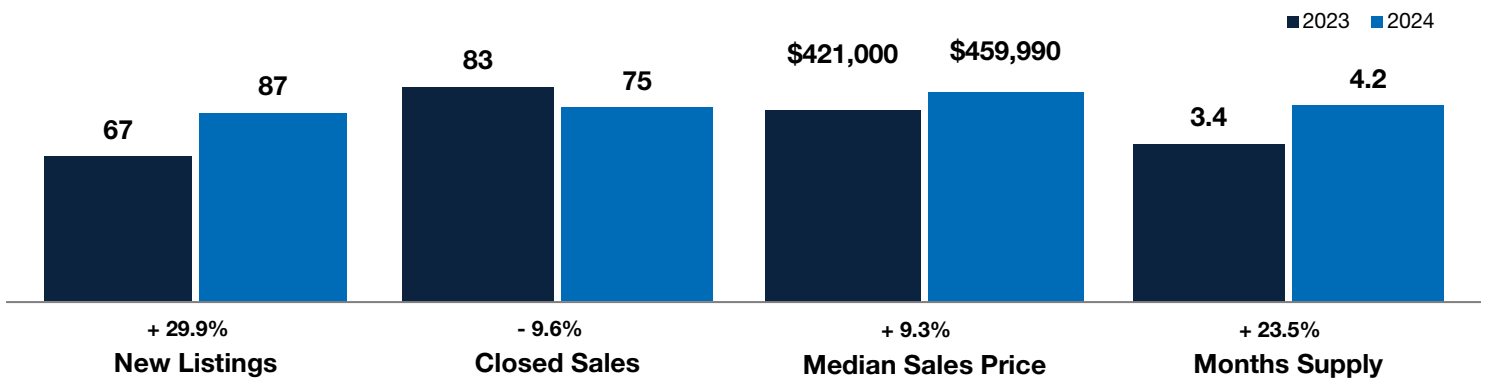


Cache County

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	67	87	+ 29.9%	1,678	1,903	+ 13.4%
Pending Sales	65	68	+ 4.6%	1,170	1,251	+ 6.9%
Closed Sales	83	75	- 9.6%	1,169	1,233	+ 5.5%
Median Sales Price*	\$421,000	\$459,990	+ 9.3%	\$419,350	\$425,000	+ 1.3%
Average Sales Price*	\$468,931	\$464,984	- 0.8%	\$454,514	\$467,262	+ 2.8%
Percent of Original List Price Received*	94.3%	94.3%	0.0%	95.7%	96.5%	+ 0.8%
Days on Market Until Sale	68	85	+ 25.0%	64	68	+ 6.3%
Inventory of Homes for Sale	328	436	+ 32.9%	--	--	--
Months Supply of Inventory	3.4	4.2	+ 23.5%	--	--	--

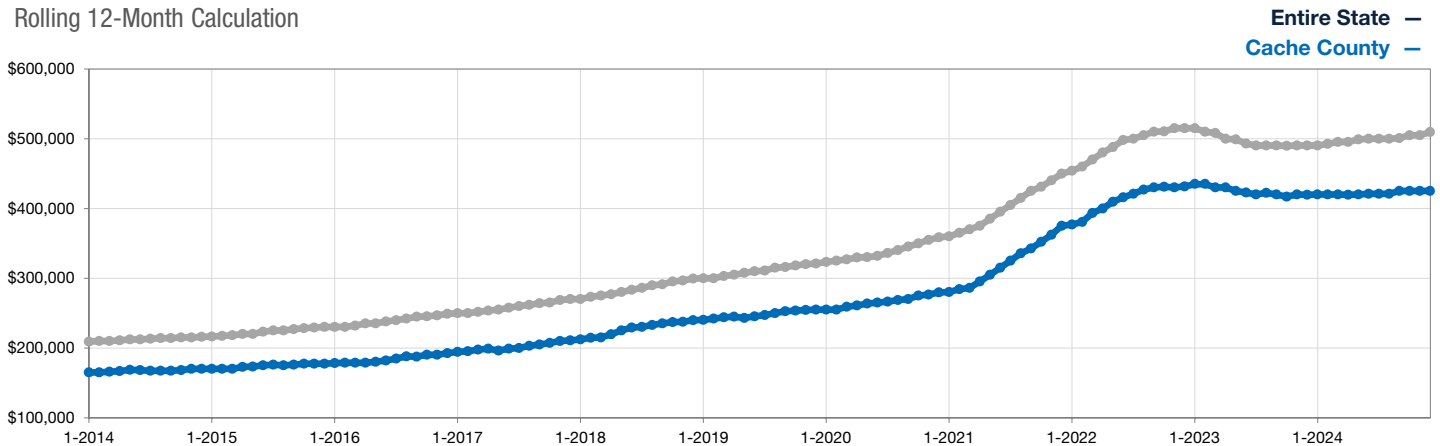
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.